

**The City of Springfield, Ohio
City Commission Public Hearing Minutes
Tuesday, August 31, 2021 – 6:45 p.m.
City Hall Forum**

194-21 Approving an amendment to the existing CC-2A District Development District for 1.16 acres at 2202 North Bechtle Avenue to allow for construction of a new automobile-oriented use.

The public hearing was called to order by President Copeland. Roll Call was answered by Mrs. Chilton, Dr. Estrop, Mr. Rue, and President Copeland. Mr. O'Neill was absent.

Mr. Copeland inquired from the Clerk if proper legal notice was given on such public hearing.

The Clerk read a communication relative thereto, attached to which was a copy of the public hearing notice. Said notice was published in the *Springfield News-Sun* on July 21, 2021.

On motion of Dr. Estrop, seconded by Mr. Rue, the communication and notice were ordered received, recorded in the minutes, and filed.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.

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August 21, 2021

Honorable City Commission  
The City of Springfield, Ohio

Honorable Commissioners:

Notice of a public hearing for the purpose of considering the proposed amendment to the existing CC-2A District Development Plan for 1.16 acres at 2202 North Bechtle Avenue was published in the *Springfield News-Sun*, a newspaper of general circulation within the City.

Attached hereto is a true and correct copy of the legal notice published on July 21, 2021.

Respectfully submitted,

Jill R. Pierce  
Clerk of the City Commission

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**NOTICE OF PUBLIC HEARING
PROPOSED AMENDMENT TO CC-2A DISTRICT DEVELOPMENT PLAN**

Notice is hereby given that a public hearing will be held on Tuesday, August 31, 2021, at 6:45 P.M. (local time) in the City Commission Forum, City Hall, 76 East High Street, Springfield, Ohio, to consider the proposed amendment to the CC-2A District Development Plan located at 2202 North Bechtle Avenue, being parcel 3300600006100021. Details can be found on the City's website, www.springfieldohio.gov or by calling the City Clerk's Office at 937-324-7341 for details on how to participate.

By Order of the City Commission of The City of Springfield, Ohio.

JILL R. PIERCE
CLERK OF THE CITY COMMISSION
7-21/2021

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Mr. Copeland then called upon City Planner Agwan for a staff report. She reported as follows:

**GENERAL INFORMATION**

On June 21, 2021, Calibre Engineering, 10534 Success Lane, STE F., Centerville, Ohio 45458, filed an application on behalf of the property owner, Zuber Crossing LLC, 10085 Wellington Blvd., Powell, Ohio, 43065, to amend an approved site plan for 2202 North Bechtle Avenue. The applicant seeks approval to amend a CC-2A Shopping Center District Plan to construct a new automobile-oriented use on the 1.16 acre parcel. When the original plan for this area was approved, it was designed to be a gas station. The development will have access to the Hobby Lobby lot to the north. The applicable regulations are found in Chapter 1174 of the Codified Ordinances, titled Amendments. The surrounding zoning and land uses are:

North: Commercial, zoned CC-2A Shopping Center District  
East: Commercial, zoned CC-2A Shopping Center District  
South: Commercial, zoned CC-2A Shopping Center District  
West: Undeveloped, zoned RS-5, Low-Density, Single-Family Residence District

**ANALYSIS:**

**Land Use Plan and Zoning:**

The Connect Clark County Comprehensive Plan shows this future character area as "Commercial Center."

**Staff Comments:**

|                                     |                                                                                                                                                                                                                            |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City Manager's Office:              | Recommend denial; this was not sold as an "automobile oriented use" in the original zoning and, if approved, would adversely alter the character of the development as it approaches residential development to the north. |
| City Service Department:            | No objections; developer must provide access to the Walmart parking lot before a building permit will be issued.                                                                                                           |
| City Police Department:             | No objections.                                                                                                                                                                                                             |
| City Fire Department:               | No objections.                                                                                                                                                                                                             |
| City Building Inspections Division: | No objections – building inspections will address any issue during permit process.                                                                                                                                         |
| Planning/Zoning Division:           | No objections – site was initially planned to be a gas station when the area was originally approved.                                                                                                                      |

**RECOMMENDATION**

Staff recommended approval and members of the City Planning Board unanimously recommended approval of the request as presented. Ms. Agwan noted the applicant would have to reapply for a conditional use permit from the Board of Zoning Appeals as their hearing ended with a tie vote by the members. The next meeting of the Board of Zoning Appeals is scheduled for September 20, 2021.

**COMMENTS**

Mr. Copeland asked if there were comments from the Commission.

Mrs. Chilton asked if there were any objections. Ms. Agwan stated there were no objections from the public at the City Planning Board meeting.

Mrs. Chilton asked about the objection by the City Manager's Office. Mr. Heck noted his office reviewed and objected to the original plan for a gasoline station. There was no objection to the revised plan for a tire sales use.

Mr. Copeland asked if there were comments from the audience. There were none.

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There being no further business, on motion of Dr. Estrop, seconded by Mr. Rue, the public hearing adjourned.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. Rue, and Mr. Copeland.

Yeas 4, Nays 0.



PRESIDENT OF THE CITY COMMISSION



CLERK OF THE CITY COMMISSION